

**WORK SESSION
OF THE BRIGHAM CITY COUNCIL
TO DISCUSS DEVELOPMENT SURROUNDING THE AIRPORT
JULY 6, 2006
6:00 P.M.**

PRESENT:	Lou Ann Christensen	Mayor
	Jon Adams	Councilmember
	Holly Bell	Councilmember
	Alden Farr	Councilmember
	Steve Hill	Councilmember
	Reese Jensen	Councilmember

ALSO PRESENT:	Mary Kate Christensen	City Recorder
	Blake Fannesbeck	Director of Public Works
	Bruce Leonard	City Administrator
	Paul Larsen	City Planner
	Mark Teuscher	Supt of Community Development/City Planner

Representatives from NAI were scheduled to give a presentation on their plans for development east of the airport. However, they were not in attendance, so Mr. Larsen updated the Council on what he knew of the development.

Mr. Larsen said Mr. Fuller owns approximately 1700 acres near the airport. He is now working with NAI Commercial, a large real estate brokerage firm in Utah, to look at the development potential of this property, and looking for some input from the City regarding development opportunities and the possibility of annexing the property into the City. Mr. Larsen said when he was approached by NAI his first thought was protection of the airport, and if the property is developable. He thought it could be similar to Lake Park in West Valley City. Lake Park was built on a 1200 acre site with approximately 40 acres of it jurisdictional wetland. They consolidated wetlands into an area surrounding 2-3 lakes that were artificially created. It functions as an integral part of West Valley's storm drain system. They developed a golf course and large business park. Mr. Larsen said this is a demonstration that it is possible in this kind of environment to develop something that will work.

Mr. Larsen said there are a number of possibilities. Between the runway and the freeway is primarily prime industrial property. The City is working on an economic development project area on property owned by the City.

Mayor Christensen said when they met with NAI, there were a few things they asked for. One was the annexation into Brigham City. Mr. Fuller is willing to move forward on this. The second is Council support, and the third is an engineering study. They also need infrastructure information which Mr. Larsen was to provide.

Councilmember Farr asked if the City will have to incur a lot of infrastructure expense if the property is annexed. Councilmember Jensen said infrastructure improvements should be covered by impact fees.

Mr. Leonard said the annexation would help protect the airport and enable the City to control the zoning around the airport versus being in the County where it is not zoned.

Mr. Teuscher said the City will probably have to redo the impact fees. He said one issue he is concerned about is conductivity from transportation. The developers are showing one road to Highway 38, which is not in the City. The other is the frontage road. There is really only one access.

Mr. Larsen will schedule another work schedule when representatives from NAI can be in attendance.

Councilmember Bell made a motion to adjourn to an Executive Session. The Mayor called for a roll call vote. All councilmembers voted aye. The Council adjourned to an Executive Session at 6:40 p.m.

The meeting adjourned at 6:55 p.m.